

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15035 - APPLICANT/OWNER: CORESTONE, LLC

**** CONDITIONS ****

The Planning Commission (4-0-2/se/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-15039 and SUP - 15038) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A parking lot site plan for the northwest corner of Casino Center Boulevard and Boulder Street (APN 139-34-410-045) shall be submitted and administratively approved by the Planning & Development Department prior to the issuance of a business license for the Urban Lounge.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06 and 08/04/06, except as amended by conditions herein.
5. A Waiver from Downtown Centennial Plan Streetscape Standard is hereby approved, to allow for a five-foot wide sidewalk along Casino Center Boulevard, a five-foot wide sidewalk along Boulder Avenue and a ten-foot wide sidewalk along Charleston Boulevard where an eleven-foot wide sidewalk is required and for a one-foot wide landscape amenity area along Charleston Boulevard, a three-foot wide landscape amenity area along Casino Center Boulevard and no landscape amenity area along Boulder Avenue where a five-foot wide landscape amenity areas are required.
6. A Waiver from the 70% frontage requirement for building placement is hereby approved, based on the unique design of the building along Charleston Boulevard, Boulder Avenue and Casino Center Boulevard.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Engineer's Office regarding the realignment of Casino Center Boulevard prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to Assessor's Parcel Number 139-34-410-046, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards, unless as modified by conditions herein.
16. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

19. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to the issuance of any permits.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a site development plan review for a proposed 4,930 square-foot Urban Lounge and waivers of the Downtown Centennial Plan Streetscape and Build-to Standards. Two Special Use Permits accompany this case, (SUP-15037) for five video slot gaming machines and (SUP-15037) for an Urban Lounge.

EXECUTIVE SUMMARY

This will be the first Urban Lounge in 18b The Las Vegas Arts District and will be an addition to the popular Tinoco's Bistro located at the Arts Factory. The Urban Lounge will have a bar and restrooms in the center with tables and a VIP lounge surrounding it on the first floor with two sets of stairs going up to another large dining area on the second floor. The structure will be able to open most of the window panels during good weather for an indoor/outdoor experience.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|---|
| 01/19/00 | City Council approved Special Use Permit (U-122-99) for a 14' x 48' off-premise advertising (Billboard) sign. |
| 01/08/03 | City Council approved A Special Use Permit (SUP-1146) for a restaurant service bar. |
| 08/24/06 | The Planning Commission recommended approval of companion items SUP-15039 and SUP-15038 concurrently with this application. |
| 08/24/06 | The Planning Commission voted 4-0-2/se/rt to recommend APPROVAL (PC Agenda Item #67/yk). |

B) Pre-Application Meeting

- | | |
|----------|--|
| 03/01/06 | Staff identified the need for two Special Use Permits and a Site Development Plan Review for this project to move forward. It was noted that a request for a waiver of the Downtown Centennial Plan Streetscape Standard would be necessary. |
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C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.130 acres
Net Acres: 0.097 acres

B) Existing Land Use

Subject Property: Multiple retail
Restaurant
North: Vacant
Laundry
South: Retail
East: Vacant
West: Retail

C) Planned Land Use

Subject Property: Commercial
North: Mixed-Use
South: Commercial
East: Commercial
West: Commercial

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a C (Commercial) land use designation. The Commercial designation allows uses comparable to the following land use categories: SC (Service Commercial), GC (General Commercial), and O (Office). The subject site is also part of the Downtown Centennial Plan and is within 18b The Las Vegas Arts District. The proposed use is in compliance with the land-use designations.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Airport Overlay District		X
Trails	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Arts District. The district is intended to accommodate a variety of commercial, residential and arts-related uses within a dense, urban environment. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land-use designation. The proposed use is in conformance with the Redevelopment Plan.

Trails

This project is adjacent to two Urban Trails: the Boulder and the Monorail Trails. There are no requirements of the property owner for either of these trails at the present time.

INTERAGENCY ISSUES

There are no interagency issues with this development.

PROJECT DESCRIPTION

This is an expansion of an existing restaurant/bar, Tinoco's. The project will include a two-story modern structure featuring a layered roof in a semi-circle configuration. The first floor will have floor to ceiling glass panels that can open for a partial outdoor experience, weather permitting. A bar and restrooms will be centered on the eastern wall with dining surrounding these features. A private dining area is located on the northeast part of the first floor. Two staircases will flank the center feature to the upper dining area. Five video slot machines will be located on the bar. No additional parking will be provided on site. However, the applicant has agreed to provide parking across the street and this will be a condition of approval for this application.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.097 Acre	N/A
Min. Lot Width	N/A	60 Feet	N/A
Min. Setbacks			
• Front (Boulder)	0 Feet	5' Feet	Y
• Side (Casino Center)	0 Feet	5' Feet	Y
• Rear (Charleston)	0 Feet	5' Feet	Y
Max. Lot Coverage	Up to 100%	87%	Y
Max. Building Height	N/A	37' 10"	N/A
Trash Enclosure	Walled/roofed	Walled/roofed	Y
Mech. Equipment	Screened	Screened	Y

This project is a compatible project in the Arts District. Although the project requires a waiver of the Downtown Centennial Plan's Streetscape and 70% Frontage Standards, the project generally complies with the intent of the plan.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards. The nearest single-family zoned residence is 1,590 feet from the subject property.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Tinoco's Dining	700 SF	1 space/50 GFA	14	1	6	1
Kitchen	400 SF	1 space/200 GFA	2	1	1	
Office/galleries	24081 SF	1 space/300 GFA	80	4	6	
Urban Lounge	4930 SF	1 space/50 GFA	99	4	9	1
Totals	30,111		195	10	24	2

Parking standards are not automatically applied to projects within the Downtown Centennial Plan area. If standards were applied, this project would be under parked by 171 spaces. However, the applicant has agreed to improve a vacant lot on the northwest corner of Casino Center Boulevard and Boulder Avenue for use as a parking lot as a condition of approval for this project. This would be a permanent parking lot until a new Site Development Plan Review is submitted and approved by City Council. This lot will provide an additional 24 spaces. There are also 19 parking spaces on the adjacent Boulder Avenue available to the public. The new Bus Rapid Transit (BRT) route is located adjacent to the project and Charleston Boulevard is a primary CAT bus route providing ample public transportation for the project. Several approved and under-construction residential projects are within an easy walk to the project.

The city is currently working with business owners in the area to develop a parking plan that will meet the needs of the developing Arts District. Although this project is currently under-parked, it has operated effectively for several years without the recommended amount of parking spaces.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	4 Trees	0
Buffer:			
• Min. Trees	1 Trees/30 Linear Feet	7 Trees	6
• Min. Zone Width	N/A		1'
• Wall height	N/A		none

This project does not meet the minimum parking lot landscape requirements. This is largely due to the age of the primary structure and the location of the parking spaces. However, the new parking lot on the northwest corner of Boulder Avenue and Casino Center Boulevard will meet the landscape requirements. Since the existing parking lot was only a part of this application due to the fact that the Urban Lounge overlaps the property line by less than three feet, this lack of landscaping in the existing parking lot should not be used against this project.

The perimeter landscaping will meet code requirements with one additional tree. This will be required as a condition of approval for this application. There is room for the additional tree on the northeast corner of the project. It should also be noted that the project includes a large number of shrubs around the new addition which will provide a very lush appearance.

A5) Sign Standards

No signage is being proposed at this time. A separate sign application will be filed by the applicant for any signage.

B) General Analysis and Discussion

- Zoning

The C-2 (General Commercial) zoning of the property permits the Urban Lounge use with an approved Special Use Permit in the Arts District.

- Site Plan

This project is an addition to the eastside of the existing 60-year old Arts Factory building. The unique semi-circular, glass panel, layered-roof of the structure will provide an artistic feel to the two-story brick primary structure. The main entrance will be off of Boulder Avenue, via a sliding panel door. There is lush foundation landscaping around the entire addition, with additional landscaping within the structure. The panels of the elevation are glass and designed to be opened during pleasant weather, creating an indoor/outdoor feeling.

- Waivers

This project requires two waivers of the Downtown Centennial Plan Design Standards. The first waiver is needed for the 70% build-to-line as the new addition does not front the property line. The second waiver is needed since the Streetscape Standards can not be met due to the unique space of the lot. The sidewalk widths will only be ten feet on Charleston Boulevard, and five feet on both the Casino Center Boulevard and Boulder Avenue frontages where eleven feet is required. The required five-foot amenity zone will not be met on all three sides as well.

- Landscape Plan

With the addition of one extra tree, the foundation and/or perimeter landscaping will meet code. The proposed trees are purple leaf plum, which will add a brilliant color contrast with the sand-colored exterior. The ground will be covered with the addition of 25 Indian Hawthorne Clara, 21 Japanese Privet and 23 Red Dwarf Oleanders.

- Elevation

The first floor elevation is primarily glass panes that will be able to be opened during pleasant weather. The second floor will be opened on the sides with a black railing. The roof is a semi-circular, layered design with sand-colored panels. The overall appearance will add a modern feel to the existing two-story brick building.

- Floor Plan

The first floor is designed around the bar and new restrooms. Tables will be located around the bar with a private dining room off of the north side. Two small live landscaped gardens will be on either side of the private dining room. Two staircases, one on each side of the restroom structure will take patrons to the up-stairs lounge that is primarily an opened balcony that will take advantage of the downtown views. The existing front door to Tinoco's will remain, which will center on the new first floor interior of the addition.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The new addition will compliment the existing Arts Factory building. This project is an addition to the existing Tinoco's bistro. Several new high-rise condo projects have been approved with a block of the project and this new addition will offer those residents a unique gathering place within a brief walk of their residences.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is consistent with all regulatory criteria of the Code. Where the code is not met, appropriate waivers have been applied for.

3. “Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”

The Department of Public Works has indicated that there will be no impacts to site access or traffic circulation.

4. “Building and landscape materials are appropriate for the areas and for the City;”

The materials utilized for this project are of a higher caliber than standard landscaping material.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

The design and building materials are of a high caliber. The unique design will be an excellent addition to the Art District environment.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The proposed development will be subject to all building and safety criteria in order to protect the general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 342 by Planning Department

APPROVALS 0

PROTESTS 0